IN RE: PETITION FOR RESIDENTIAL \* BEFORE THE ZONING VARIANCE N/S Class Court, 374.15 ft. NW \* ZONING COMMISSIONER of Waltham Woods Road \* OF BALTIMORE COUNTY 14 Class Court 9th Election District \* Case No. 92-266-A 6th Councilmanic District Richard W. Raine, et ux Petitioners

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 ft. in lieu of the required 30 ft. for a first floor addition (bedroom and bath); and to amend the latest development plan of Satyr Woods, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

**AFFIDAVIT** 

IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative

- 1 det in a district house he will all

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law

that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

\_\_\_\_\_, 19 // , before me, a Notary Public of the State

My Commission Expires: 2 / 7.2

That the Affiant(s) does/do presently reside at

Variance at the above address: (indicate hardehip or practical difficulty)

may be required to provide additional information.

AS WITNESS my hand and Notarial Seal.

1-2 43

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this \_\_\_\_\_ day of \_\_\_\_\_\_ day of \_\_\_\_\_ day of Maryland, in and for the County aforesaid, personally appeared

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of Telaury, 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 ft., in lieu of the required 30 ft., for a first floor addition (bedroom and bath); and to amend the latest Development Plan of Satyr Woods, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted here-

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner for Baltimore County

ZONING DESCRIPTION

Beginning at a point on the morth side of Clasi Court which i (45.5) (front) and 80. ((ear) wide at the distance of 17.) -(from () and 123 (rear) north of the center line of the meanesm improved intersecting street Class (burt which is 35' wide. Being Lot #25. Block 2. Section #2 in the Euto.vision of Paty Words as recorded in the Baltimore County Plan Book #46. Filte nguare feet. Also known al 478. Johtaining 🕡 14 Class Court and located in the #9 Fle tion District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Baltimore County Government Zoning Commissioner

Office of Planning and Zoning

Enclosed please find the decision rendered in the above captioned

be advised that any party may file an appeal within thirty (30) days of the

additional information concerning filing an appeal, please feel free to

In the event the decision rendered is unfavorable to any party, please

case. The Petition for Residential Variance has been granted, in

date of the Order to the County Board of Appeals. If you require

(410) 887-4386

February 5, 1992

Very truly yours,

Zoning Commissioner

Lawrence E. Schmidt

Suite 113 Courthouse

Towson, MD 21204

400 Washington Avenue

14 Class Court

LES:mmn

Mr. and Mrs. Richard W. Raine

Case No. 92-266-A

accordance with the attached Order.

contact our Appeals Clerk at 887-3391.

RE: Petition for Residential Zoning Variance

Baltimore, Maryland 21234

Dear Mr. and Mrs. Raine:

District	Date of Posting
War with	
Petitioner: No. 19. 19. 19. 19. 19. 19. 19. 19. 19. 19	Rain. 1. No frother History
111 1125 6 1	- 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Remarks:	
Posted by Signature	Date of return: 1/1/12

Baltimore County Zoning Commissioner County Office Building 111 Vest Chesapeake Avenue

Account: R-001-6150 The state of the s Control of the Committee of the Tight of the trade of the control to a late of the conwas so thank on talking a country

> 94AU4#8842M38HRC \$60.00 BA CO10:28AnO1-03-92 Please Make Checks Payable To: Baltimore County

	Date of Posting
12 - 1 - 1 1 1 1 1 1 1 1 Kann	No Idelland Un. t. Kd
C. C. Carrier and C.	
	1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
1951 - Tile	Date of return: 1/1/12

DETITION FOR ADMINISTRATIVE MADIANCE

The undersigned, legal owner(s) of the property loca attached hereto and made a part hereof, petition for a	Variance from Section / //	22.3 (18 cl. 18 14 26.
To permit A REAR YAR	1 Setback of	20Ft. in Lieu of
The RECALIRER 30 Ft. and		- ,
Peveling near Flan st of the Zoning Regulations of Baltimore County for the	Satyr Julous	(S
". Owner's mother has me		
2. Medical condition is xe		•
to climb stairs to se	wed story be	rd Rasano
IN ORDER to CARE FOR A first floor broken a	with full bathica	m,
I/we agree to pay expenses of the above posting and, and are to be bound by the zoning regulations and res		
Baltimore County.		e and affirm, under the penalties of perjur
	that I/we are the legal of this petition.	wner(s) of the property which is the subjec
Contract Purchaser:	Legal Owner(s):	, )
	_ Kichare	1 h. Isame
(type or print made)	(type or grint name)	1) 8000
(type or print name) (aignature)	(alkantes)	W Bainz
(signature)	1. K. E. M.	1 A. M. Ande
	(type or print game)	A MARIE
(signature)	1. K. E. M.	
(signature)	(type or print game)	A. M. HALL A. M. HALL A. M. HALL A. M. S. J 343 Loan + Hope : 665-1613
(signature)  address  City State Zap Code  Attorney for Petitioner:	(type or print game)	1 + 2000 324-348
(signature)  address  City State Zip Code	(type or print came)  (eignature)  ALASS  address	1000 2024
(signature)  address  City State Zap Code  Attorney for Petitioner:	(type or print game)	Court Marc: 665-1613
(signature)  address  City State Zap Code  Attorney for Petitioner:  (type or print name)	(type or print came)  (eignature)  ALASS  address	1000   1000
(signature)  Edity State Zap Code  Attorney for Petitioner:  (type or print name)	(type or print came)  (eignature)  ALASS  address	1000   1000

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

¹amac+ 3. 1992

(410) 887-3353

пен <u>• 27</u>9

Richard W. and Virginia R. Raine 14 Class Court Baltimore, Maryland 21234

Re: CASE NUMBER: 92-266-A LOCATION: N/S Class Court, 374.15' NW of Waltham Woods Road 14 Class Court 9th Election District - 6th Councilmanic

Dear Petitioner(s):

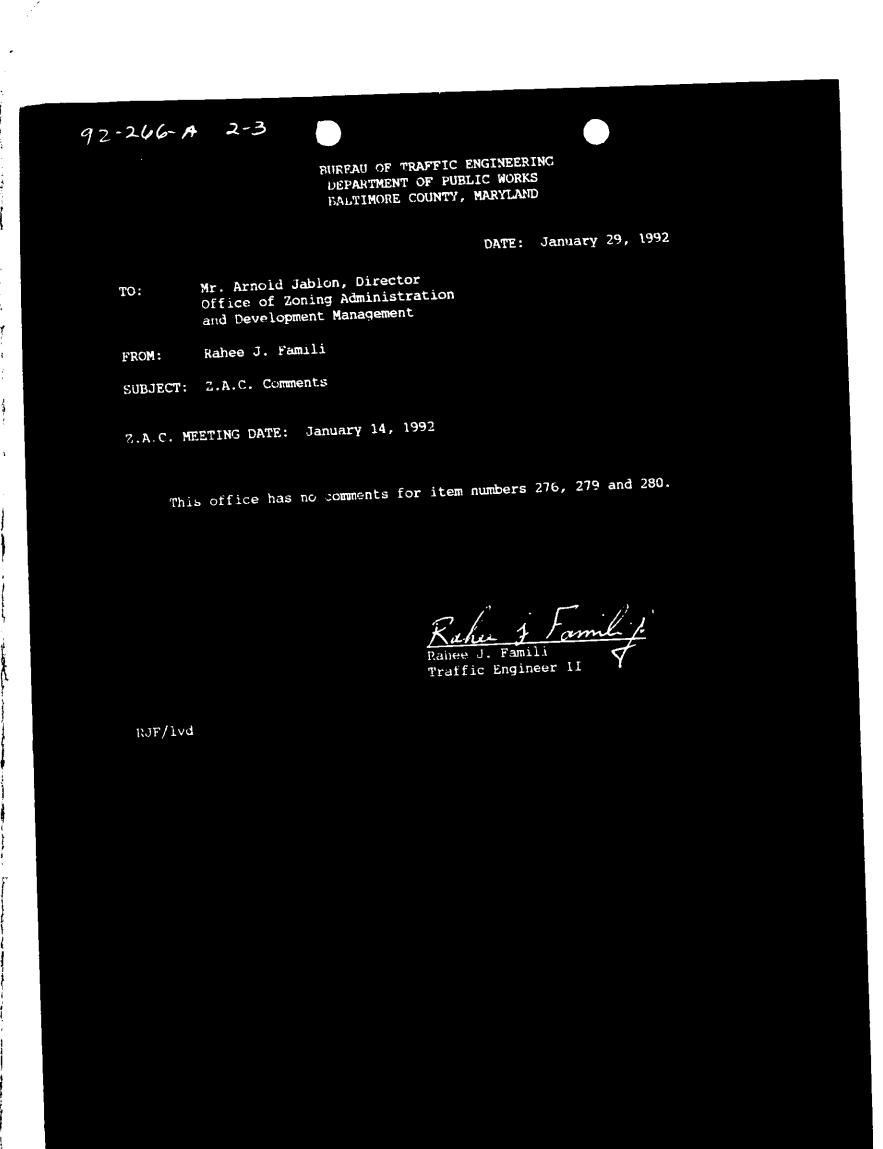
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

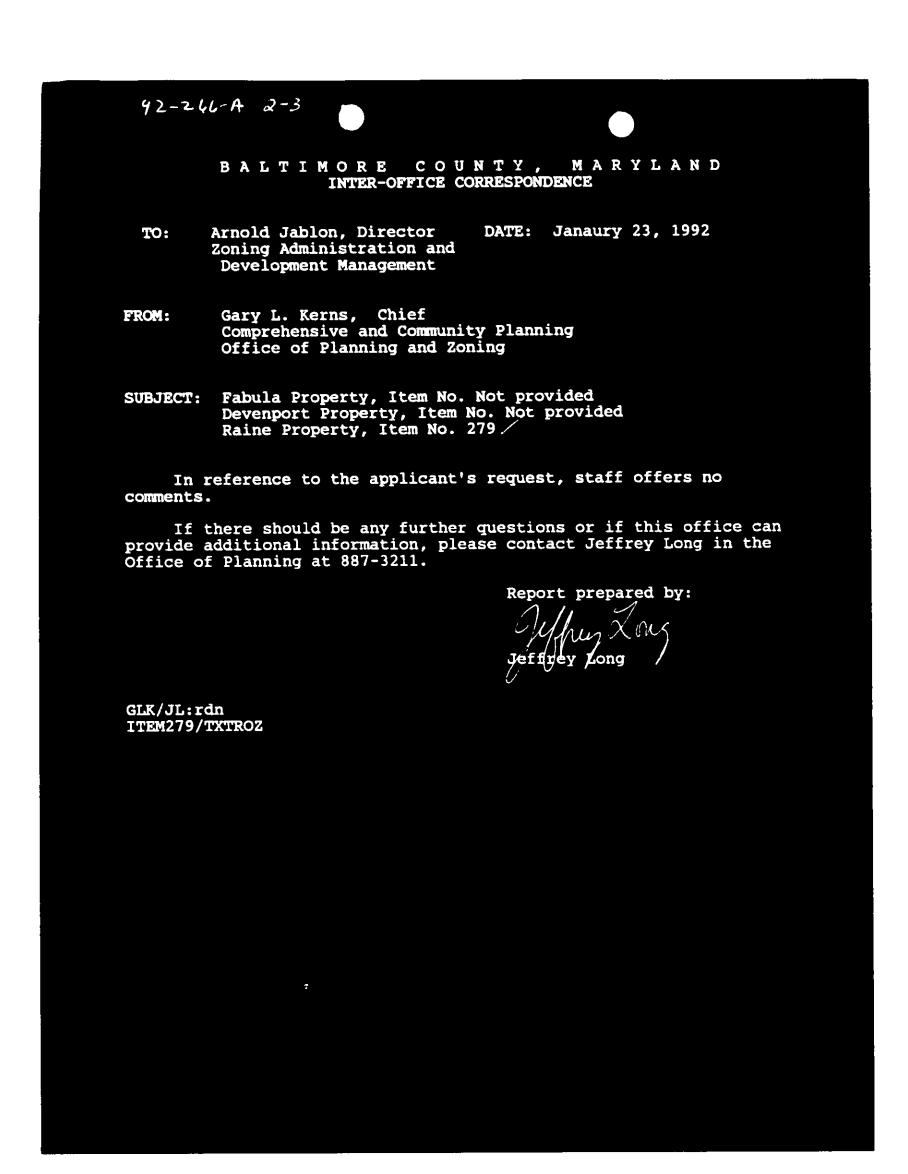
1) Your property will be posted on or before January 19, 1992. The closing date is February 3, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, am Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

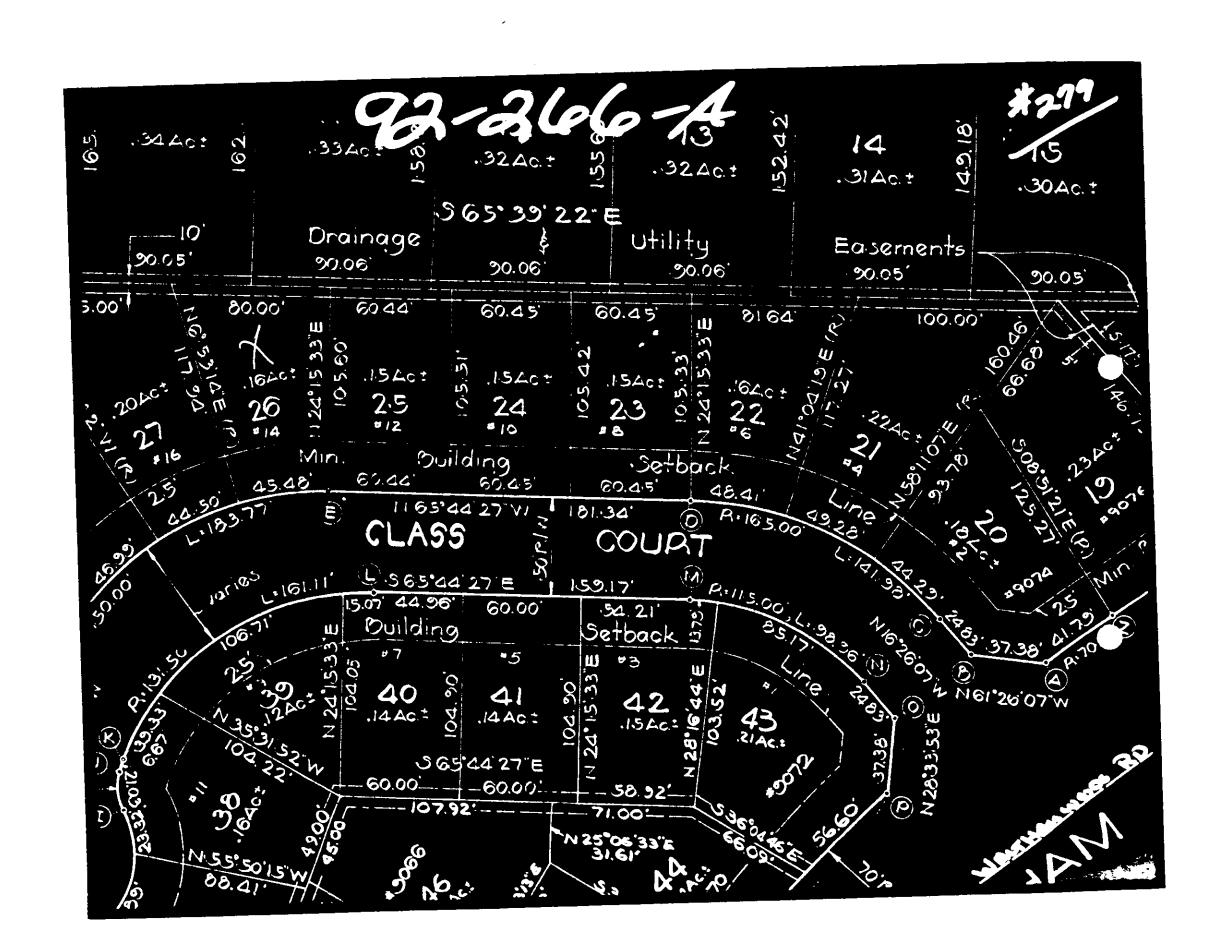
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

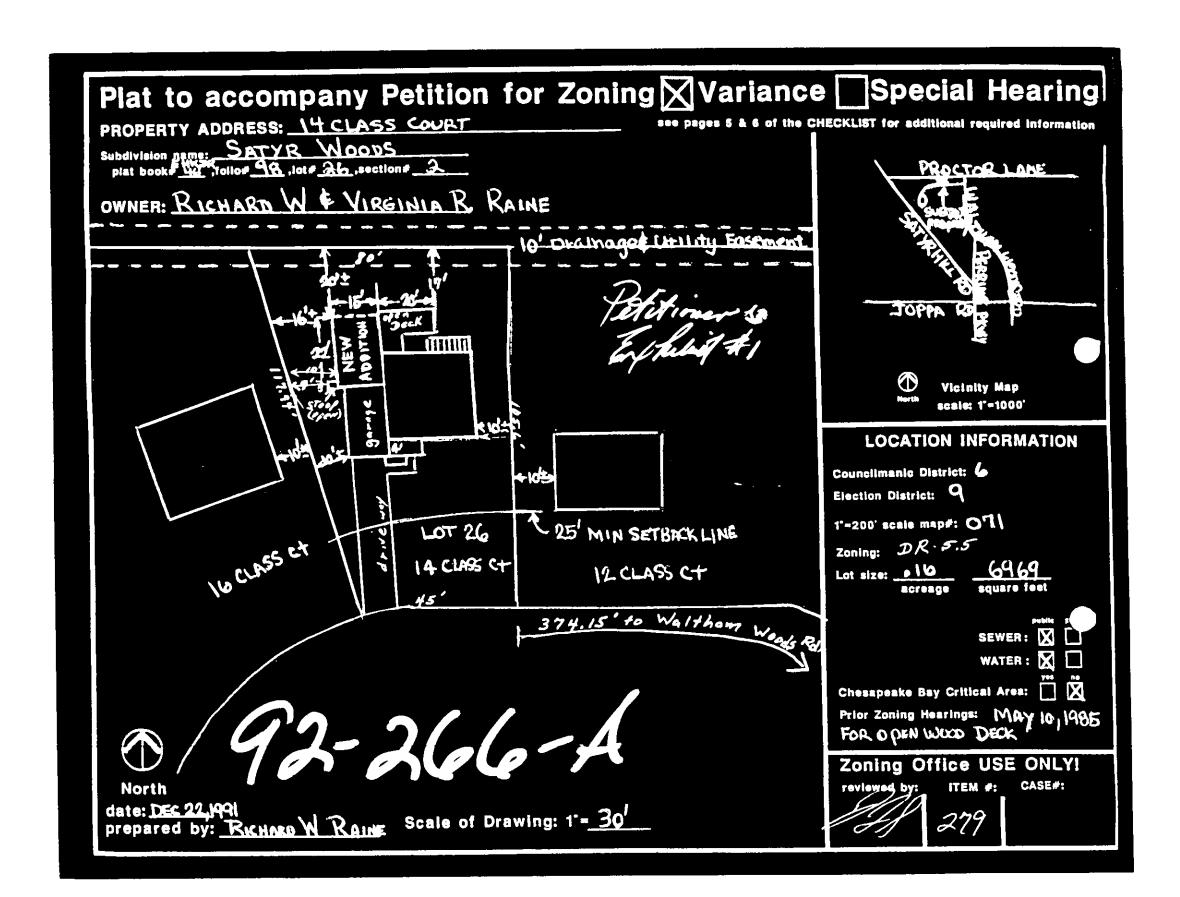
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

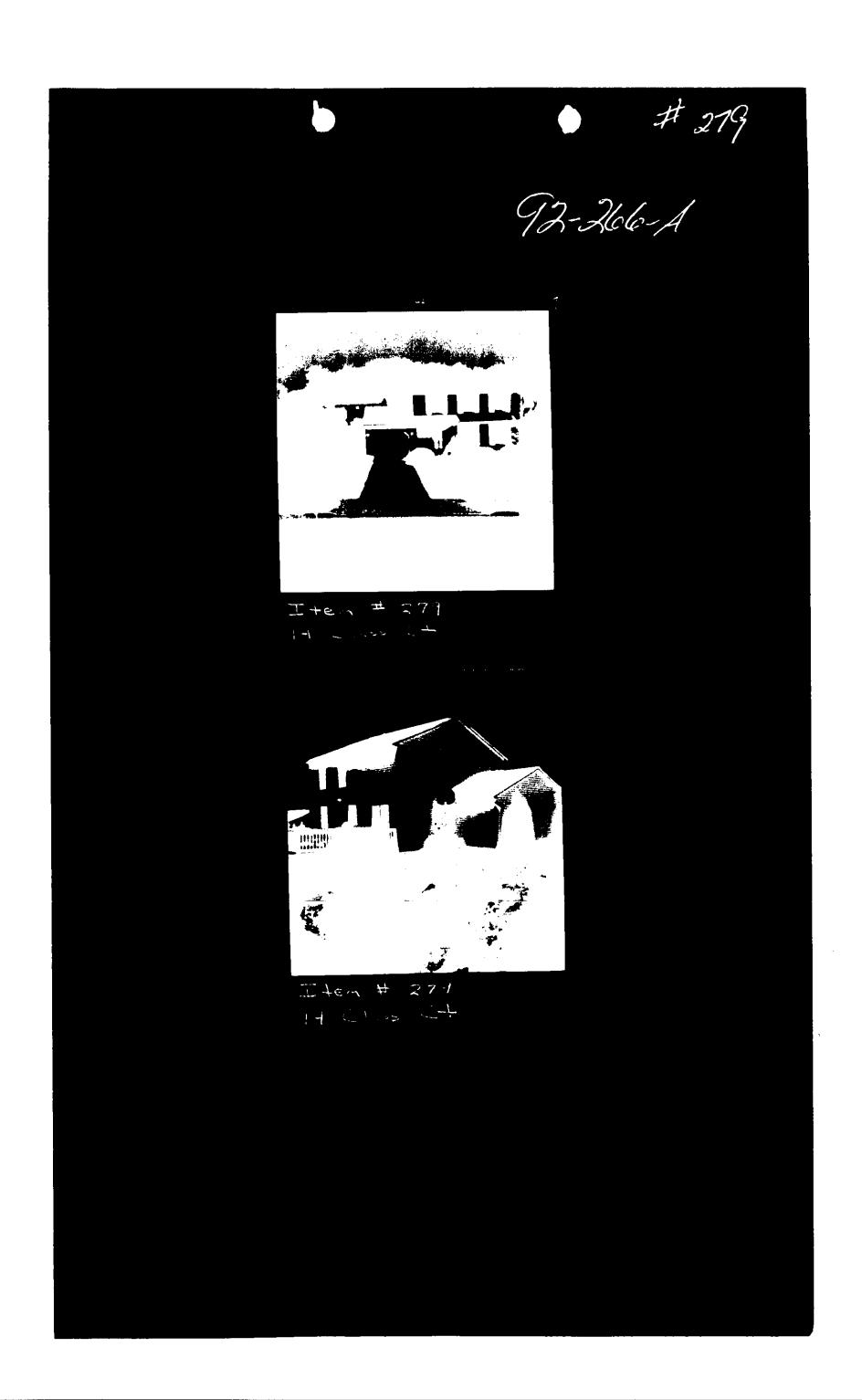
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.













BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

E 200'±

LOCKE RAVEN

PHOTOGRAPHY

JANUARY 1986 LOCKE RAVEN RESERVOIR AREA SHEET

N. E.

PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401